179.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,320,400 / 1,320,400
					USE VALUE:	1,320,400 / 1,320,400
					ASSESSED:	1,320,400 / 1,320,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NIZZA SUZANNE
Owner 2:	YANG PETER
Owner 3:	
Street 1:	21 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CAMILY LLC -
Owner 2:	-
Street 1:	220 MAYNARD RD
Twn/City:	SUDBURY
St/Prov:	MA Cntry:
Postal:	01776

NARRATIVE DESCRIPTION

This parcel contains 8,387 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Vinyl Exterior and 4522 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8387.000	850,300		470,100	1,320,400
Total Card	0.193	850,300		470,100	1,320,400
Total Parcel	0.193	850,300		470,100	1,320,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.99 | /Parcel: 291.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 122067
GIS Ref:
GIS Ref:
Insp Date: 05/20/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,100	0	8,387.	470,100	682,200	682,200	Year End Roll	12/18/2019
2019	101	FV	186,800	0	8,387.	470,100	656,900	656,900	Year End Roll	1/3/2019
2018	101	FV	186,800	0	8,387.	396,200	583,000	583,000	Year End Roll	12/20/2017
2017	101	FV	186,800	0	8,387.	362,700	549,500	549,500	Year End Roll	1/3/2017
2016	101	FV	186,800	0	8,387.	308,900	495,700	495,700	Year End	1/4/2016
2015	101	FV	185,900	0	8,387.	268,600	454,500	454,500	Year End Roll	12/11/2014
2014	101	FV	185,900	0	8,387.	248,500	434,400	434,400	Year End Roll	12/16/2013
2013	101	FV	185,900	0	8,387.	236,400	422,300	422,300		12/13/2012

!14136!

PRINT

Date	Time
12/11/20	04:00:44

LAST REV

Date	Time
07/16/20	11:10:26
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 14136

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMILY LLC,	74975-283	1	6/26/2020		1,560,000	No	No		
PAYNE JESSICA,	72893-471	1	7/9/2019	Change>Sale	675,000	No	No		
ROSEN STEVEN D	24450-379		4/4/1994			No	No		A

USER DEFINED

Prior Id # 1:	122067
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2020	6	Heat App	17,000	C				
9/17/2019	1422	Addition	345,000					
7/23/2019	1129	Renovate	6,000	C				
5/2/2006	324	Siding	12,800			G7	GR FY07	VINYL SIDING
9/3/2003	735	Redo Kit	45,000	C		G6	GR FY06	new bmt wndws & fr

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
5/20/2020	Meas/Inspect	DGM	D Mann
7/12/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	355	PATRIOT
10/15/2008	Meas/Inspect	355	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
6/23/2005	Permit Visit	BR	B Rossignol
3/10/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8387		Sq. Ft.	Site		0	70.	0.80	7									470,130						470,100	

Total AC/HA: 0.19254 | Total SF/SM: 8387 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 470,130 | Spl Credit | Total: 470,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	10.	%
Override:			%
	Total:	10.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.92209119
Const Adj.:	0.99989998
Adj $ / SQ:	115.250
Other Features:	124085
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	954284
Depreciation:	104017
Depreciated Total:	850267

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	
Totals			
1	11	6	

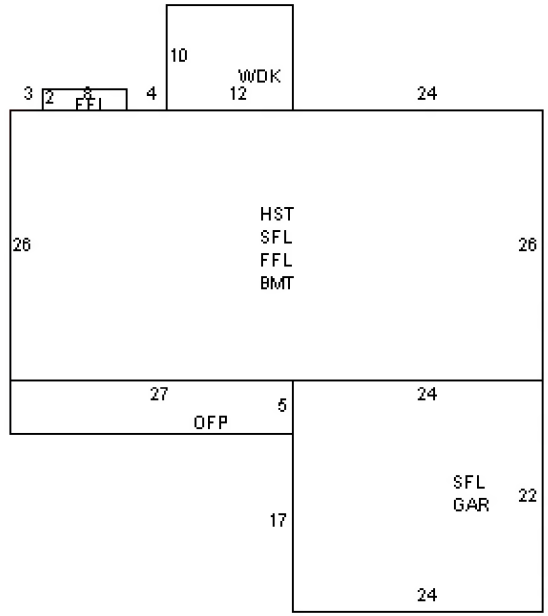
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.26
Special Features:	0	Val/Su Net:	142.48
Final Total:	850300	Val/Su SzAd	220.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,854	115.250	213,673
FFL	First Floor	1,342	115.250	154,665
BMT	Basement	1,326	51.860	68,770
HST	Half Story	663	115.250	76,411
GAR	Garage	528	19.730	10,419
OFP	Open Porch	135	28.720	3,877
WDK	Deck	120	14.330	1,720

Net Sketched Area:	5,968			Total:	529,535
Size Ad	3859	Gross Are	6631	FinArea	4522

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	